026.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,300 / 969,300
					USE VALUE:	969,300 / 969,300
					ASSESSED:	969,300 / 969,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	57 CLEVELAND ST LLC
Owner 2:	
Owner 3:	
Street 1:	19 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRONAN CHRISTINE -
Owner 2:	-
Street 1:	38 ALDER ROAD
Twn/City:	WESTWOOD
St/Prov:	MA Cntry:
Postal:	02090

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 2602 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	496,400	4,900	468,000	969,300
Total Card	0.126	496,400	4,900	468,000	969,300
Total Parcel	0.126	496,400	4,900	468,000	969,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.52 /Parcel: 372.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17341

GIS Ref

GIS Ref

Insp Date 07/06/17

!2124!

PREVIOUS ASSESSMENT

Parcel ID 026.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	496,400	4900	5,500.	468,000	969,300		Year end	12/23/2021
2021	104	FV	473,600	4900	5,500.	468,000	946,500		Year End Roll	12/10/2020
2020	104	FV	473,800	4900	5,500.	468,000	946,700	946,700	Year End Roll	12/18/2019
2019	104	FV	368,400	4900	5,500.	497,200	870,500	870,500	Year End Roll	1/3/2019
2018	104	FV	368,400	4900	5,500.	362,700	736,000	736,000	Year End Roll	12/20/2017
2017	104	FV	323,800	4900	5,500.	315,900	644,600	644,600	Year End Roll	1/3/2017
2016	104	FV	323,800	4900	5,500.	269,100	597,800	597,800	Year End	1/4/2016
2015	104	FV	288,200	4900	5,500.	263,300	556,400	556,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:04:40

LAST REV

Date	Time
08/11/20	14:21:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2124

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONAN CHRISTIN	73228-87	1	9/4/2019	Change>Sale	915,000	No	No		
CRONAN CHRISTIN	31301-467		4/12/2000	Family	1	No	No	4	
TASSINARI GLORI	26609-165		8/26/1996		292,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	190	Inter Fi	32,000	O				
2/4/2020	191	Renovate	32,000	O				
1/9/2020	67	Alterati	13,000	C				
8/24/2006	713	New Wind	12,000			G8	GR FY08	porch railing

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
8/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	468,002	Spl Credit		Total:	468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10454535
Const Adj.:	0.98000199
Adj $ / SQ:	194.842
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674409
Depreciation:	178044
Depreciated Total:	496365

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 7 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	4	
Totals			
2	13	7	

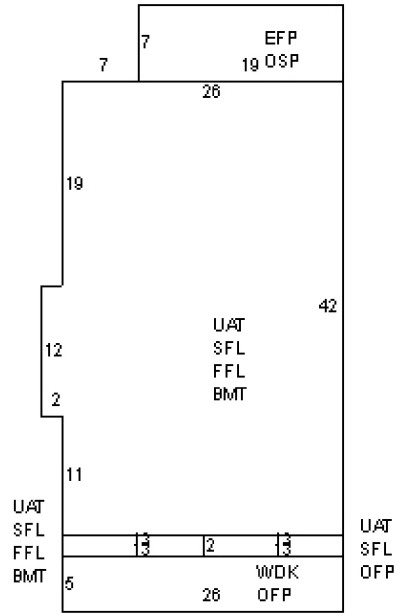
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	194.84
Special Features:	0	Val/Su Net:	115.55
Final Total:	496400	Val/Su SzAd	214.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,168	194.840	227,576
BMT	Basement	1,142	58.450	66,753
FFL	First Floor	1,142	194.840	222,510
UAT	Upper Attic	292	136.390	39,826
OFP	Open Porch	156	26.540	4,140
EFP	Enclos Porch	133	46.740	6,217
OSP	Screen Porch	133	31.160	4,144
WDK	Deck	130	13.420	1,744
	Net Sketched Area:	4,296	Total:	572,910

Size Ad | 2310 | Gross Area | 5172 | FinArea | 2602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1912	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900